



## BOARD OF ZONING APPEALS

### Minutes of the Meeting

September 14, 2011

#### ATTENDANCE

A regular meeting of the Zoning Board of Appeals was held on Wednesday, September 14, 2011, in the Fourth Floor Council Chambers of the Sumter Opera House, 21 N. Main Street. Five board members – Ms. Kay Stockbridge; Mr. James Price; Ms. Betty Clark; Ms. Sonya Davis; Mr. Patrick Flaherty and the secretary were present. Mr. J. Seth; Mr. Sam Lowery and Mr. Jimmy Lowery were absent. The meeting was called to order at 3:10 p.m. by Ms. Kay Stockbridge.

#### MINUTES

A motion to approve the minutes of the August 10, 2011, meeting was made by Mr. Patrick Flaherty. The motion was seconded by Ms. Betty Clark and carried a unanimous vote.

#### NEW BUSINESS

**BOA-11-16, 3381 & 3391 Ebenezer Road (County)** was presented by Ms. Claudia Rainey. The board reviewed the request for a variance from Section 3.n.5.a and Section 8.e.13.c of the Sumter County Zoning Ordinance to subdivide a 1 acre land locked parcel into 2 pieces. The property is located at 3381-3391 Ebenezer Rd. and is represented by Tax Map #199-00-02-040. Ms. Doreen Ford was present and spoke on behalf of the request. After little discussion, a motion was made by Mr. Patrick Flaherty to approve this request subject to the findings of fact and conclusions outlined on Exhibit 1. The motion was seconded by Ms. Betty Clark and carried a unanimous vote. The request was approved.

**BOA-11-17, 901 Manning Avenue (County)** was presented by Ms. Helen Roodman. The board reviewed the request for Special Exception approval for a Bingo Parlor, SIC Code 7999 under Section 3.i.4.h and Section 5.B.3.n of the Sumter County Zoning Ordinance. The property is located at 901 Manning Ave. and is represented by Tax Map #251-01-02-002. Mr. Charlie Jones was present and spoke on behalf of the request. Rev. Marion Newton, Pastor Annette Robinson and Ms. Johnnie McCrea were present and spoke in opposition of the request. After some discussion, a motion was made by Mr. James Price to approve this request as

recommended by staff. The motion was seconded by Mr. Patrick Flaherty and carried a unanimous vote. The request was approved.

**BOA-11-18, 1580 Airport Road (County)** was presented by Ms. Claudia Rainey. The board reviewed the request for Special Exception approval for a Commercial Kennel, SIC Code 0752 under Section 3.1.4.b and Section 5.b.3.g of the Sumter County Zoning Ordinance. The property is located at 1580 Airport Rd. and represented by Tax Map #230-00-02-006. Ms. Tina Schnyder was present and spoke on behalf of the request. After little discussion, a motion was made by Mr. Patrick Flaherty to approve this request subject to the findings of fact and conclusions as outlined on Exhibit 1. The motion was seconded by Ms. Betty Clark and carried a unanimous vote. The request was approved.

**BOA-11-19, 13 Alma Drive (County)** was presented by Ms. Claudia Rainey. The board reviewed the request for a 440 sq. ft. variance from the maximum size of an accessory structure on 0.8 acres as required in Article 4, Exhibit 8A of the Sumter County Zoning Ordinance to construct a 1,600 sq. ft. accessory building. The property is located at 13 Alma Dr. and represented by Tax Map #225-13-01-003. Mr. William Dangerfield, Mr. Scott Souza and Ms. Cynthia Dangerfield were present and spoke on behalf of the request. Ms. Peggy Carroll Rich was present and spoke in opposition of the request. After much discussion, a motion was made by Mr. Patrick Flaherty to approve this variance request subject to the following:

1. Within 6 months, structures 2, 4 & 5 must be removed;
2. Proper screening must be placed to the left side of building (in green below);
3. Structure must be used for personal use only.



The motion was seconded by Ms. Betty Clark and carried a three in favor-Flaherty, Clark, Davis and one

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|                       | <p>abstention-Price vote. The request was approved with conditions.</p> <p><b>BOA-11-20, 535 Brutsch Avenue (City)</b> was presented by Ms. Donna McCullum. The board reviewed the request for a 608 sq.ft. variance from the maximum size of an accessory structure on 0.61 acres as required in Article 4, Exhibit 8A of the City of Sumter Zoning Ordinance to construct a 768 sq. ft. accessory building with 2 carports. The property is located at 535 Brutsch Ave. and is represented by Tax Map# 185-09-02-003. Mr. Scott Souza was present and spoke on behalf of the request. Mr. Shane Gaymon, representative of the developer Summit Realty, was present and spoke in opposition of the request. After much discussion, a motion was made by Mr. Patrick Flaherty to deny this request subject to the findings of facts and conclusions listed on exhibit 1. The motion was seconded by Ms. Betty Clark and carried a three in favor of denial- Flaherty, Clark, Davis and one abstention-Price vote. The request was denied.</p> |
| <b>OTHER BUSINESS</b> | <p>A short discussion was had between staff and board members regarding restricted covenants. The following statement has been added to the Zoning Board of Appeals Application.</p> <p><i>*Is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this permit? ( ) Yes ( ) No</i></p>   |
| <b>ADJOURNMENT</b>    | <p>The meeting was adjourned at approximately 5:10 p.m. The motion was made by Mr. Patrick Flaherty and seconded by Ms. Sonya Davis.</p> <p>The next regularly scheduled meeting will be on October 12, 2011.</p>   |
|                       | <p>Respectfully submitted,</p> <p><i>Julie A. Scarborough</i></p> <p>Julie A. Scarborough, Board Secretary</p>  |